

Site: M: 26/10/46

Miss Lucy Simpson's / The Rockville Institute

229 West Montgomery Avenue

Built: 1879

Private

Miss Lucy Simpson operated a primary school from this building from 1895 to 1921. This house was built by her father, Rev. Theodore Simpson, and features such Late Gothic Revival elements as the steeply pitched center gable, elongated windows, and curvilinear decorative strapwork.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. ^M 26/10/46

Magi No. 1650622604

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Miss Lucy Simpson's / The Rockville Institute

and/or common

2. Location

street & number 229 West Montgomery Avenue ☐ not for publicationcity, town Rockville ☐ vicinity of congressional district 8state Maryland county Montgomery

3. Classification

| Category | Ownership | Status | Present Use | |
|---|--|--|--|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <input checked="" type="checkbox"/> not applicable | <input checked="" type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property (give names and mailing addresses of all owners)

name Mrs. Paul F. Hahnstreet & number 229 West Montgomery Avenue telephone no.: (unlisted)city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 2918street & number Montgomery Co. Courthouse folio 242city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register of Historic Places (1974)date City of Rockville Historic District (1974) ☒ federal ☐ state ☐ county ☒ localdepository for survey records City of Rockvillecity, town Rockville state Maryland 20850

7. Description

Survey No. ^M26/10/46

| | | | |
|---|---------------------------------------|---|--|
| Condition | | Check one | Check one |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date of move _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This house faces south on West Montgomery Avenue on the corner of Forest Avenue. It conforms in setback to its neighboring houses. Large trees and abundant shrubbery surround it. A brick patio is connected to the northwest corner of the house.

The house was constructed in three parts. The main block is a 2-1/2-story, two-thirds Georgian or side-hall plan with a steeply pitched center gable. A 2-story, one-by-two-bay recessed addition extends to the west with a moderate-pitched front center gable. A rear 2-story, 2-by-2-bay addition with low-pitched roof completes the house's L-shaped plan. The main block has a patterned tin roof; the additions have seamed tin roofs. A brick foundation supports the house which is covered in horizontal clapboard siding.

BA The three-bay south facade of the main block has structural elements of a Gothic Revival cottage. A wooden gabled portico supported by wooden columns extends over the exterior door with glass transom located in the first bay. Elongated 2-over-2 sash windows are in the second and third bays. The second-story fenestration consists of single 2-over-2 windows. All of these windows have moulded lintels and wooden louvered shutters. A small, 2-over-2 attic window is centered in the steeply pitched gable. A central brick chimney is located behind the center gable.

The addition on the west side is recessed from the south facade; its fishscale shingled center gable continues through the eaves. A pair of two-over-two sash windows is centered on the second story; single 2-over-2 sash windows are on the first floor first and second bays. Curvilinear frame decoration connects the first and second-story windows. The moulded lintels are similar, to those on the main block. Wooden louvered shutters flank the windows.

The west facade shows the gable ends of the main block, the recessed west addition, and the side of the rear addition. In the main block, a single 2-over-2 sash window is centered in the 1/2-story gable while 6-over-6 sash windows are on the first and second stories. The addition has 6-over-6 centered sash windows with a decorative half-circle attic vent. Wooden louvered shutters are attached to each window. Three 6-over-6 windows and an exterior door with wooden awning are on the rear addition.

The two-bay north facade has an exterior door with wooden portico covered with asphalt-shingled sloping roof in the first bay. A small 6-over-6 window is on the second bay, first floor; a larger 6-over-6 window is off-center on the second story.

-Continued on attachment 7.1

8. Significance

Survey No M.26/10/46

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input checked="" type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input checked="" type="checkbox"/> other (specify) |

1879

LOCAL HISTORY

Specific dates Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Fifty years after her death, this house is still known as "Miss Lucy Simpson's" commemorating the part this teacher played in educating Rockville's youngsters. Miss Lucy's school, The Rockville Institute, operated from her family home on this corner from 1895 to 1921. Its near-original condition reinforces the fond memories of many present-day Rockville citizens who received their first education there.^{1/}

History & Support

Reverend Theodore Simpson came to Rockville as the Presbyterian minister in 1877.^{2/} He purchased Lot #12, "the westernmost lot" of Miss Margaret Beall's subdivision, for \$175 in 1879 and erected the L-shaped, Victorian house.^{3/} It appears on the Tax Records in 1880 at a value of \$1,100, with \$350 worth of furnishings. His daughter Lucy was a teaching partner of her aunt and namesake Lucy Stephenson when her aunt left Georgetown to open a primary school in Rockville. First operating from rented rooms, after 1890 the two Miss Lucys had a house constructed behind 109 North Adams Street, known as "The Little Red Hut". In 1895 the Adams Street house was sold and from then until 1921 classes in English, Languages, Art, Music and Mathematics were taught from the Simpsons' Montgomery Avenue home.^{4/}

Associated with Miss Simpson over the years were other well-known Rockville educators. Cooke Luckett, ex-principal of Rockville Academy, taught at Miss Lucy's in the early years of the 20th century. Another Rockville Academy principal, Theodore Pinckney Mason, was her brother-in-law; his own home three doors away was used to board pupils from the Academy. Many of the male children of Rockville received their primary education from Miss Lucy before attending the Academy; the Simpson and Mason families continued their joint efforts in education when Lucy employed her Mason cousins at her school.

Miss Lucy died in 1934, at age 89. Her home was left to her nephew Theodore Simpson Mason.^{5/} In the 1960s the first County manager of Montgomery County, Irving McNair, made his home there. Dr. Paul F. Hahn, a pioneer in the field of Radiology and environmental testing, purchased the property in 1960; his widow, Ruth Hahn, still lives in the house.

Continued on attachment 8.1

9. Major Bibliographical References

Survey No. ^M26/10/46

Mason, Simpson and Stephenson family histories; Rockville Town Minutes 1886, 1888
Montgomery County Land, Will, Equity and Tax Records
Newspapers of various dates; Memoirs and oral histories by former pupils.

10. Geographical Data

Acreage of nominated property — 13,204 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

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Verbal boundary description and justification

Lot #12 in Mrs. Beall's Subdivision, fronting on West Montgomery Avenue,
and bordering the east side of Forest Avenue.

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Anne W. Cissel / Dwayne Jones, architectural descriptionorganization Peerless Rockville date January 1985street & number P.O. Box 4262 telephone 762-0096city or town Rockville state Maryland 20850

The Maryland Historic Sites Inventory was officially created by
an Act of the Maryland Legislature to be found in the Annotated
Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and
record purposes only and do not constitute any infringement of
individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

M: 26/10/46

Miss Lucy Simpson's / The Rockville Institute
Attachment 7.1

The east facade consists of the two-bay main block and one-bay recessed rear addition. A pair of 2-over-2 sash windows with flat lintels separated by a mullion is centered on the 1/2 story. Six-over-six sash windows are in each bay of the second story and the first bay of the first story. A tripartite bay window projects from the second bay, first story. A 6-over-6 sash window is in the second story of the rear addition and a smaller 6-over-6 sash window is on the first floor. Wooden louvered shutters flank each window save the bay and first-story rear addition windows.

This house appears to be in excellent condition and to have retained most of its integrity. One exception is the replacement of most windows, not visible from West Montgomery, with 6-over-6 frames.

M:

Miss Lucy Simpson's / The Rockville Institute
Attachment 8.1

Footnotes:

1. Rockville Memoirs left in manuscript or oral history form by Albert Bouic, Lucy Smith and William Prettyman all make mention of the strength and impact of Miss Lucy's teaching on their early character.
2. Information on the Simpson and Stephenson families is contained in obituaries for Rev. Simpson (Sentinel April 11, 1890), Mary Stephenson Simpson (Sentinel, March 25, 1902) & Lucy Stephenson (1893).
3. Montgomery County Land Records EBP 21/144 (1879). Rev. Simpson also owned lot 11, future site of 227 West Montgomery Avenue, from 1881-1886.
4. Advertisements for The Rockville Institute appeared every year in the local papers. The 1909 advertisement includes a list of subjects and mentions Cooke Luckett as associate teacher.
5. Montgomery County Wills, HGC 5/241 (1934).



RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

229 W. Montgomery Ave.
South Facade

6/85

M: 26/10/46

06P5-13-7